

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	4	- 20.0%	14	10	- 28.6%
Closed Sales	10	2	- 80.0%	17	15	- 11.8%
Median Sales Price*	\$2,125,000	\$1,352,500	- 36.4%	\$1,800,000	\$1,295,000	- 28.1%
Inventory of Homes for Sale	37	29	- 21.6%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	120	92	- 23.3%	128	174	+ 35.9%
Percent of Original List Price Received*	89.4%	84.7%	- 5.3%	89.9%	89.9%	0.0%
New Listings	11	11	0.0%	22	14	- 36.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

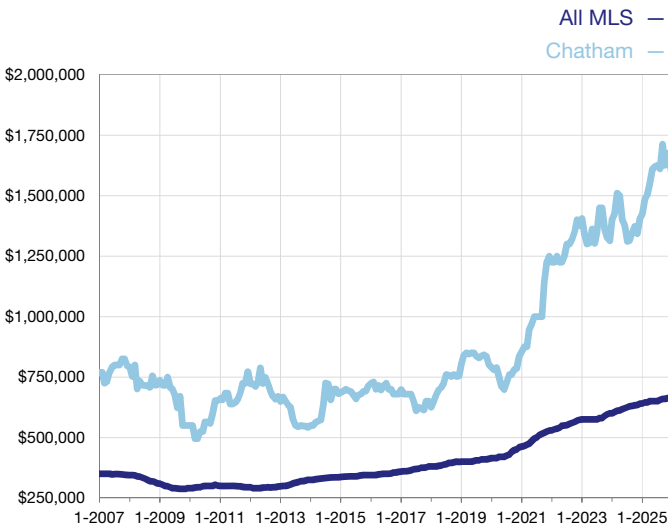
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	5	1	- 80.0%
Closed Sales	6	1	- 83.3%	6	1	- 83.3%
Median Sales Price*	\$415,000	\$349,999	- 15.7%	\$415,000	\$349,999	- 15.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.7	1.5	- 59.5%	--	--	--
Cumulative Days on Market Until Sale	40	77	+ 92.5%	40	77	+ 92.5%
Percent of Original List Price Received*	95.6%	87.7%	- 8.3%	95.6%	87.7%	- 8.3%
New Listings	5	1	- 80.0%	6	1	- 83.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

